

Sullivan (082)
Tax Year 2026 | Reappraisal 2025

Jan 1 Owner
 FLANARY BOBBY LYNN L/E &
 MATTHEW C FLANARY ETAL R/M
 518 KINCAID ST
 KINGSPORT TN 37660

Current Owner

KINCAID ST 518

Ctrl Map: 030J Group: D Parcel: 041.00 Pl: SI: 000

Value Information

Land Market Value: \$2,300
Improvement Value: \$69,100
Total Market Appraisal: \$71,400
Assessment Percentage: 25%
Assessment: \$17,850

Additional Information

General Information

Class: 00 - Residential
City #:
Special Service District 1: 000
District: 11
Number of Buildings: 1
Utilities - Water/Sewer: 03 - PUBLIC / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE

City:
Special Service District 2: 000
Neighborhood: K03
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: R-3A

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
------------	------	-------------	------------

Sale Information

Long Sale Information list on subsequent pages

Land Information

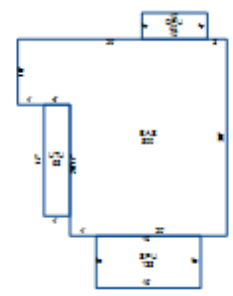
Deed Acres: 0	Calculated Acres: .05	Total Land Units: 0.05
Land Code	Soil Class	Units
01 - RES		0.05

Residential Building #: 1

Improvement Type:
 51 - SINGLE FAMILY
Exterior Wall:
 07 - CONCRETE BLOCK
Heat and AC:
 0 - NONE
Quality:
 0 - BELOW AVERAGE
Square Feet of Living Area:
 800
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 02 - BELOW AVG
Interior Finish:
 07 - DRYWALL
Bath Tiles:
 00 - NONE
Shape:
 01 - RECTANGLE

Stories:
 1.00
Actual Year Built:
 1984
Plumbing Fixtures:
 3
Condition:
 AV - AVERAGE
Floor System:
 01 - SLAB ON GRADE
Roof Cover/Deck:
 03 - COMPOSITION SHINGLE
Floor Finish:
 07 - SHEET VINYL
Paint/Decor:
 02 - BELOW AVERAGE
Electrical:
 03 - AVERAGE
Structural Frame:
 00 - NONE

Building Sketch



Building Areas

Areas	Square Feet
BAS - BASE	800
UTU - UTILITY UNFINISHED	68
SPU - SCREEN PORCH UNFINISHED	128
OPU - OPEN PORCH UNFINISHED	40

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/28/2012	\$0	3025	414		-	-
10/28/2009	\$13,000	2825C	141	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/22/2006	\$12,000	2455C	747	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
8/24/2006	\$6,344	2444C	757	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE